Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Trad G. Trad Debtor(s).	CASE NO.: 1:12-14343-MT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/31/12	**Time:** 11:00 a.m.
Location: Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☑ Public ☐ Private Last date to file objections: 10/17/12

Description of Property to be Sold: Liquor License, Off-Sale General License No. 21-421073

Terms and Conditions of Sale: as-is, where-is, free and clear of liens, subject to overbid

Proposed Sale Price: $30,000.00

Overbid Procedure (If Any): see attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 9/28/12

OVERBID PROCEDURE

i. Each potential bidder (other than Buyer as defined in sale motion filed with the Bankruptcy Court [docket entry 16]) in order to qualify as a bidder at the hearing (the "Hearing"), shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of Five Thousand Dollars ($5,000.00) (the "Earnest Money Deposit") made payable to ABC Escrow or Cash. Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder; a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by Buyer generally described in the sale motion and specifically contained in the agreement attached to the sale motion;

(2) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within seven (7) days after entry of the sale order approving sale of the liquor license to the highest bidder, the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(3) attend the Hearing; and

ii. The initial overbid shall be a total of $31,000.00, i.e., $1,000.00 more than the sales price of $30,000.00, and all additional overbids must be made in minimum increments of $1,000.00.

If the highest bidder fails to close the sale escrow within twenty (20) days of entry of the sale order, the highest bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the liquor license.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled (*specify*):

NOTICE OF SALE OF ESTATE PROPERTY

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) September 28, 2012, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee (SV), ustpregion16.wh.ecf@usdoj.gov; Nancy J. Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com; Janet L. Mertes, JanetMertes@gmail.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) September 28, 2012, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Trad G. Trad, 1838 Olympic Street, Simi Valley, CA 93063
Rani Mouchamel, 5633 Topanga Cyn Blvd, #119, Woodland Hills, CA 91367
Amy Kwak, ABC Escrow, 12304 Santa Montica Boulevard, Suite 100, Los Angeles, CA 90025
Jason B. Kho, Liquorlicense.com, 12304 Santa Montica Boulevard, Suite 100, Los Angeles, CA 90025
Craig Block, Cirgadyne, Inc., 17383 W. Sunset Boulevard, #A310, Pacific Palisades, CA 90272
The Honorable Maureen Tighe, U.S. Bankruptcy Court, SFV Division, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 9136

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) September 28, 2012, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 28, 2012	Cynthia Casas	Cynthia Casas
Date	*Printed Name*	*Signature*